

113.0

0004

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 676,200 /

USE VALUE: 676,200 /

ASSESSed: 676,200 /

Total Card /

Total Parcel

676,200

676,200

676,200

PROPERTY LOCATION

|     |        |                       |
|-----|--------|-----------------------|
| No  | Alt No | Direction/Street/City |
| 108 |        | NEWLAND RD, ARLINGTON |

OWNERSHIP

|           |                      |       |  |          |   |
|-----------|----------------------|-------|--|----------|---|
| Owner 1:  | LAMONTAGNE COLETTE E |       |  |          |   |
| Owner 2:  |                      |       |  |          |   |
| Owner 3:  |                      |       |  |          |   |
| Street 1: | 108 NEWLAND ROAD     |       |  |          |   |
| Street 2: |                      |       |  |          |   |
| Twn/City: | ARLINGTON            |       |  |          |   |
| St/Prov:  | MA                   | Cntry |  | Own Occ: | Y |
| Postal:   | 02474                | Type: |  |          |   |

PREVIOUS OWNER

|           |                    |       |  |
|-----------|--------------------|-------|--|
| Owner 1:  | GREGG SARA R -     |       |  |
| Owner 2:  | MCKEEN MICHAEL L - |       |  |
| Street 1: | 108 NEWLAND ROAD   |       |  |
| Twn/City: | ARLINGTON          |       |  |
| St/Prov:  | MA                 | Cntry |  |
| Postal:   | 02474              |       |  |

NARRATIVE DESCRIPTION

This parcel contains .095 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Wood Shingle Exterior and 1266 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

|      |            |        |          |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

PROPERTY FACTORS

|            |      |             |     |         |      |             |
|------------|------|-------------|-----|---------|------|-------------|
| Item       | Code | Description | %   | Item    | Code | Description |
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exmpt   |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

LAND SECTION (First 7 lines only)

|          |             |          |             |                    |           |           |           |            |            |      |       |            |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 101      | One Family  |          | 4142        |                    | Sq. Ft.   | Site      |           | 0          | 70.        | 1.31 | 6     |            |           |        |   |        |   |        |   | 380,981         |           |   |           |        |      | 381,000   |       |

IN PROCESS APPRAISAL SUMMARY

|              |                 |                                |            |            |             |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| Use Code     | Land Size       | Building Value                 | Yard Items | Land Value | Total Value |
| 101          | 4142.000        | 295,200                        |            | 381,000    | 676,200     |
|              |                 |                                |            |            |             |
|              |                 |                                |            |            |             |
|              |                 |                                |            |            |             |
| Total Card   | 0.095           | 295,200                        |            | 381,000    | 676,200     |
| Total Parcel | 0.095           | 295,200                        |            | 381,000    | 676,200     |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: | 534.12     | /Parcel:   | 534.12      |

PREVIOUS ASSESSMENT

|        |     |     |            |           |           |            |             |               |               |            |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
| 2022   | 101 | FV  | 295,200    | 0         | 4,142.    | 381,000    | 676,200     |               | Year end      | 12/23/2021 |
| 2021   | 101 | FV  | 286,800    | 0         | 4,142.    | 381,000    | 667,800     |               | Year End Roll | 12/10/2020 |
| 2020   | 101 | FV  | 286,900    | 0         | 4,142.    | 381,000    | 667,900     | 667,900       | Year End Roll | 12/18/2019 |
| 2019   | 101 | FV  | 234,800    | 0         | 4,142.    | 375,500    | 610,300     | 610,300       | Year End Roll | 1/3/2019   |
| 2018   | 101 | FV  | 233,900    | 0         | 4,142.    | 288,500    | 522,400     | 522,400       | Year End Roll | 12/20/2017 |
| 2017   | 101 | FV  | 233,900    | 0         | 4,142.    | 272,100    | 506,000     | 506,000       | Year End Roll | 1/3/2017   |
| 2016   | 101 | FV  | 233,900    | 0         | 4,142.    | 250,400    | 484,300     | 484,300       | Year End      | 1/4/2016   |
| 2015   | 101 | FV  | 221,200    | 0         | 4,142.    | 234,000    | 455,200     | 455,200       | Year End Roll | 12/11/2014 |

SALES INFORMATION

|                 |           |      |           |           |            |    |     |       |       |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| Grantor         | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes |
| GREGG SARA R    | 1321-91   |      | 6/15/2006 |           | 435,000    | No | No  |       |       |
| URBAN DAVID/ETA | 1282-122  |      | 4/2/2004  |           | 444,900    | No | No  |       |       |
| JOSE MARK D     | 1130-131  |      | 8/9/1994  |           | 201,000    | No | No  | Y     |       |
|                 |           |      |           |           |            |    |     |       |       |
|                 |           |      |           |           |            |    |     |       |       |
|                 |           |      |           |           |            |    |     |       |       |
|                 |           |      |           |           |            |    |     |       |       |
|                 |           |      |           |           |            |    |     |       |       |
|                 |           |      |           |           |            |    |     |       |       |

TAX DISTRICT

|                 |           |      |           |           |            |    |     |       |       |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| Grantor         | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes |
| GREGG SARA R    | 1321-91   |      | 6/15/2006 |           | 435,000    | No | No  |       |       |
| URBAN DAVID/ETA | 1282-122  |      | 4/2/2004  |           | 444,900    | No | No  |       |       |
| JOSE MARK D     | 1130-131  |      | 8/9/1994  |           | 201,000    | No | No  | Y     |       |
|                 |           |      |           |           |            |    |     |       |       |
|                 |           |      |           |           |            |    |     |       |       |
|                 |           |      |           |           |            |    |     |       |       |
|                 |           |      |           |           |            |    |     |       |       |
|                 |           |      |           |           |            |    |     |       |       |
|                 |           |      |           |           |            |    |     |       |       |

PAT ACCT.

|                 |           |      |           |           |            |    |     |       |       |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| Grantor         | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes |
| GREGG SARA R    | 1321-91   |      | 6/15/2006 |           | 435,000    | No | No  |       |       |
| URBAN DAVID/ETA | 1282-122  |      | 4/2/2004  |           | 444,900    | No | No  |       |       |
| JOSE MARK D     | 1130-131  |      | 8/9/1994  |           | 201,000    | No | No  | Y     |       |
|                 |           |      |           |           |            |    |     |       |       |
|                 |           |      |           |           |            |    |     |       |       |
|                 |           |      |           |           |            |    |     |       |       |
|                 |           |      |           |           |            |    |     |       |       |
|                 |           |      |           |           |            |    |     |       |       |
|                 |           |      |           |           |            |    |     |       |       |

BUILDING PERMITS

|            |        |         |        |     |            |          |            |              |
|------------|--------|---------|--------|-----|------------|----------|------------|--------------|
| Date       | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment      |
| 10/16/2015 | 1565   | Re-Roof | 16,757 |     |            |          |            |              |
| 5/29/1997  | 283    | Manual  | 2,000  |     |            |          |            | REPAIR PORCH |
|            |        |         |        |     |            |          |            |              |
|            |        |         |        |     |            |          |            |              |
|            |        |         |        |     |            |          |            |              |
|            |        |         |        |     |            |          |            |              |
|            |        |         |        |     |            |          |            |              |
|            |        |         |        |     |            |          |            |              |
|            |        |         |        |     |            |          |            |              |

ACTIVITY INFORMATION

|            |              |     |              |
|------------|--------------|-----|--------------|
| Date       | Result       | By  | Name         |
| 9/11/2018  | Inspected    | CC  | Chris C      |
| 8/10/2018  | MEAS&NOTICE  | BS  | Barbara S    |
| 12/15/2008 | Meas/Inspect | 163 | PATRIOT      |
| 12/28/2006 | MLS          | HC  | Helen Chinal |
| 6/19/2004  | MLS          | MM  | Mary M       |
| 3/27/2000  | Inspected    | 264 | PATRIOT      |
| 3/22/2000  | Missed Appt. | 276 | PATRIOT      |
| 2/8/2000   | Measured     | 263 | PATRIOT      |
| 12/1/1981  |              | CS  |              |

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_/\_\_\_/\_\_\_

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

**AssessPro** Patriot Properties, Inc